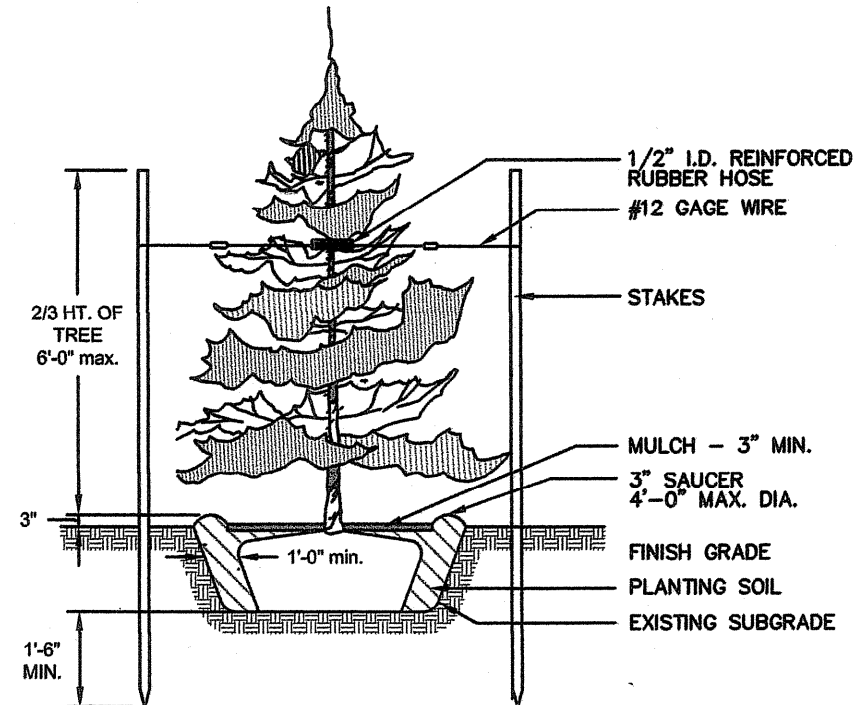


PLANTING NOTES

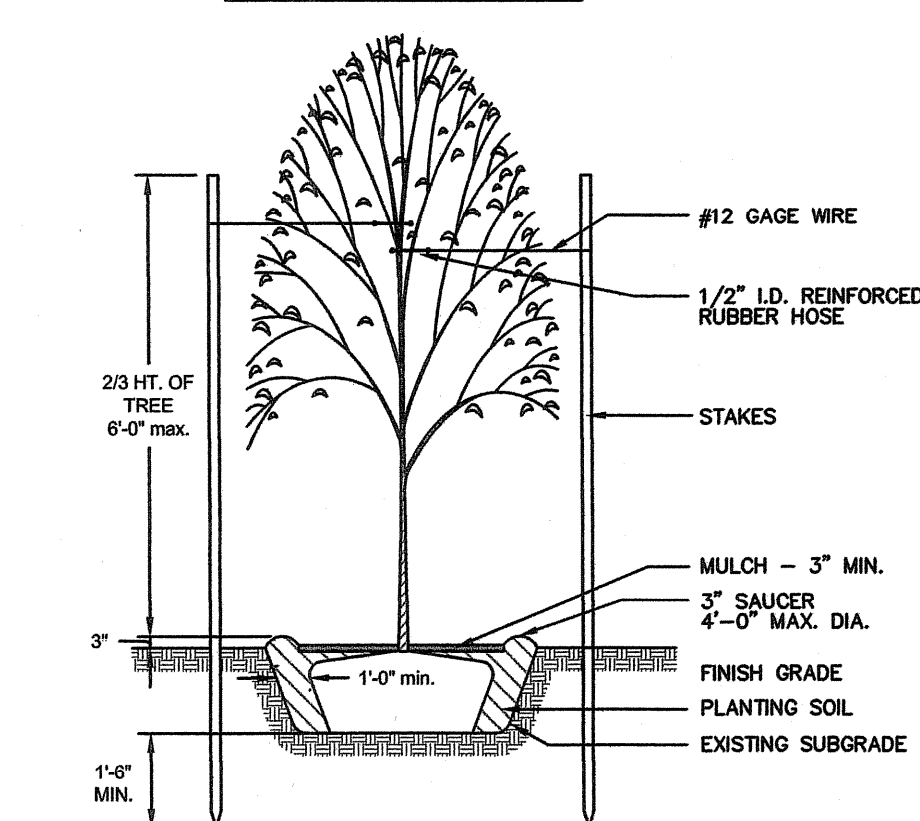
- ALL PLANTS SHALL BE NURSERY GROWN.
- ALL PLANTS SHALL CONFORM TO THE STANDARDS OF A.A.N. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS, OR LARVAE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE HARFORD COUNTY OFFICE OF PLANNING AND ZONING.
- BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS. CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE BEEN DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER FIRM AND WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
- ROOT BALLS OF ALL PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST.
- OWNER OR HIS REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.
- ALL TREES SHALL BE WRAPPED IMMEDIATELY AFTER THEY ARE PLANTED. APPROVED TREE WRAP SHALL BE INSTALLED ACCORDING TO ACCEPTED INDUSTRY PRACTICE.
- EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED. CUTS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.
- MULCH: IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED ALL TREES AND SHRUB PLANTING PITS SHALL BE COVERED WITH A 2" LAYER OF SHREDDED HARDWOOD BARK MULCH OR OTHER MATERIAL APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THE LIMIT OF THIS MULCH FOR TREES SHALL BE THE AREA OF THE PIT AND FOR SHRUBS IN BEDS, THE ENTIRE AREA OF THE SHRUB BED.
- TREES IN LEAF WHEN PLANTED SHALL BE TREATED WITH ANTI-DESICCANT SUCH AS WILT-PROOF.
- CONDITIONS DETRIMENTAL TO PLANTS: THE CONTRACTOR SHALL NOTIFY THE PROJECT REPRESENTATIVE IN WRITING OF ALL SOIL OR DRAINAGE CONDITIONS WHICH THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANTS. HE SHALL STATE THE CONDITIONS AND SUBMIT A PROPOSAL FOR CORRECTING THE CONDITIONS, INCLUDING ANY CHANGE IN COST FOR REVIEW AND ACCEPTANCE BY THE PROJECT REPRESENTATIVE.
- MINOR ADJUSTMENTS TO TREE LOCATION MAY BE NECESSARY DUE TO FIELD CONDITIONS AND FINAL GRADING. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE HARFORD COUNTY OFFICE OF PLANNING AND ZONING IF MAJOR ADJUSTMENTS ARE REQUIRED.

Forest Conservation Note:

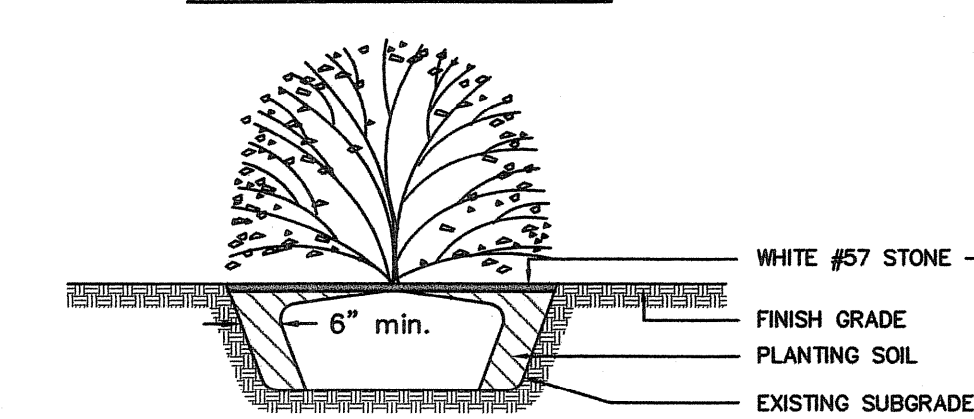
This site is exempt from the forest conservation requirements (a forest stand delineation and conservation plan) in the Harford County Code (Article VA, Section 267-30.2) in accordance with the exemption criteria in item (b)(7). Any Development on a single parcel of any size which does not result in the cutting, clearing, or grading of more than 40,000 s.f. of forest and does not result in the cutting, clearing, or grading of any forest that is subject to the requirements of a previous forest conservation plan prepared under this subtitle is exempt.



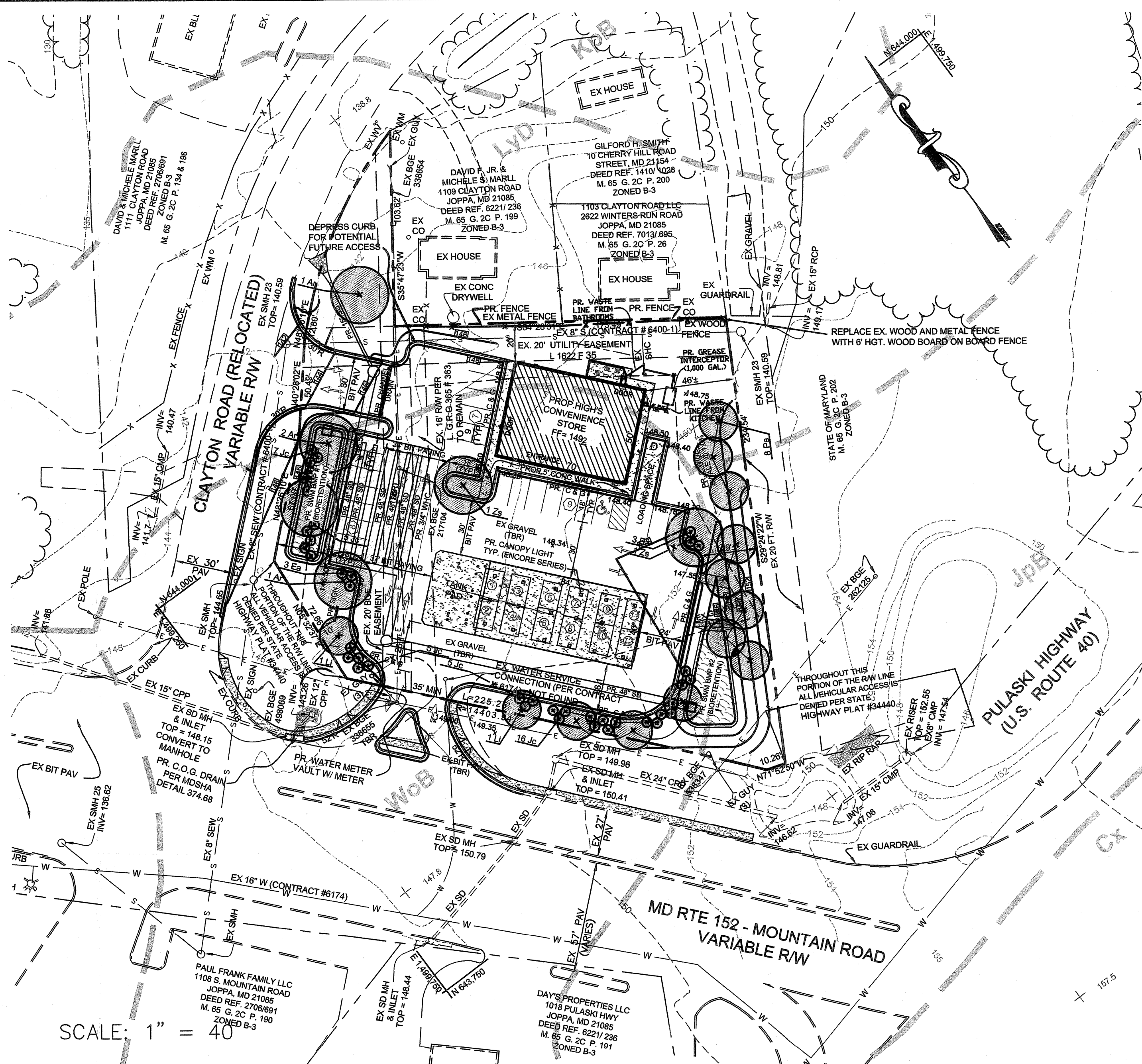
EVERGREEN TREE PLANTING DETAIL



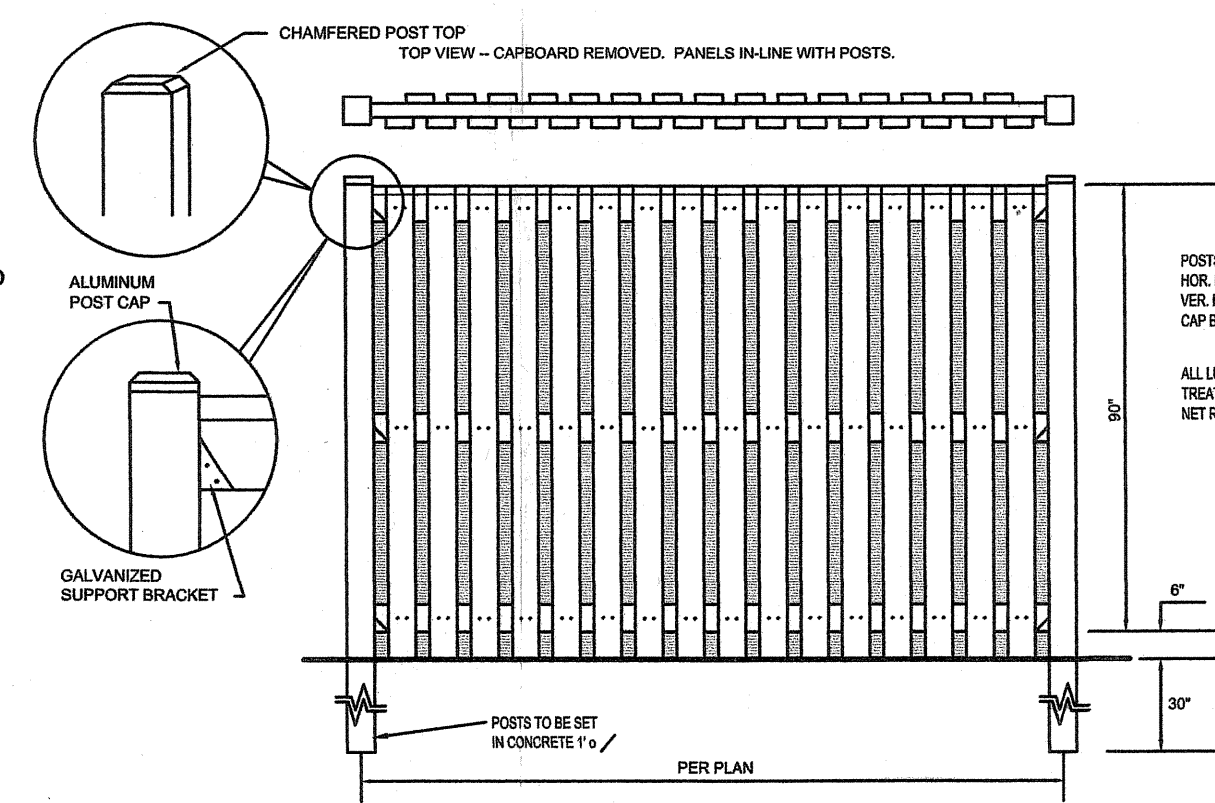
TREE PLANTING DETAIL LESS THAN 4" CAL.



SHRUB PLANTING DETAIL



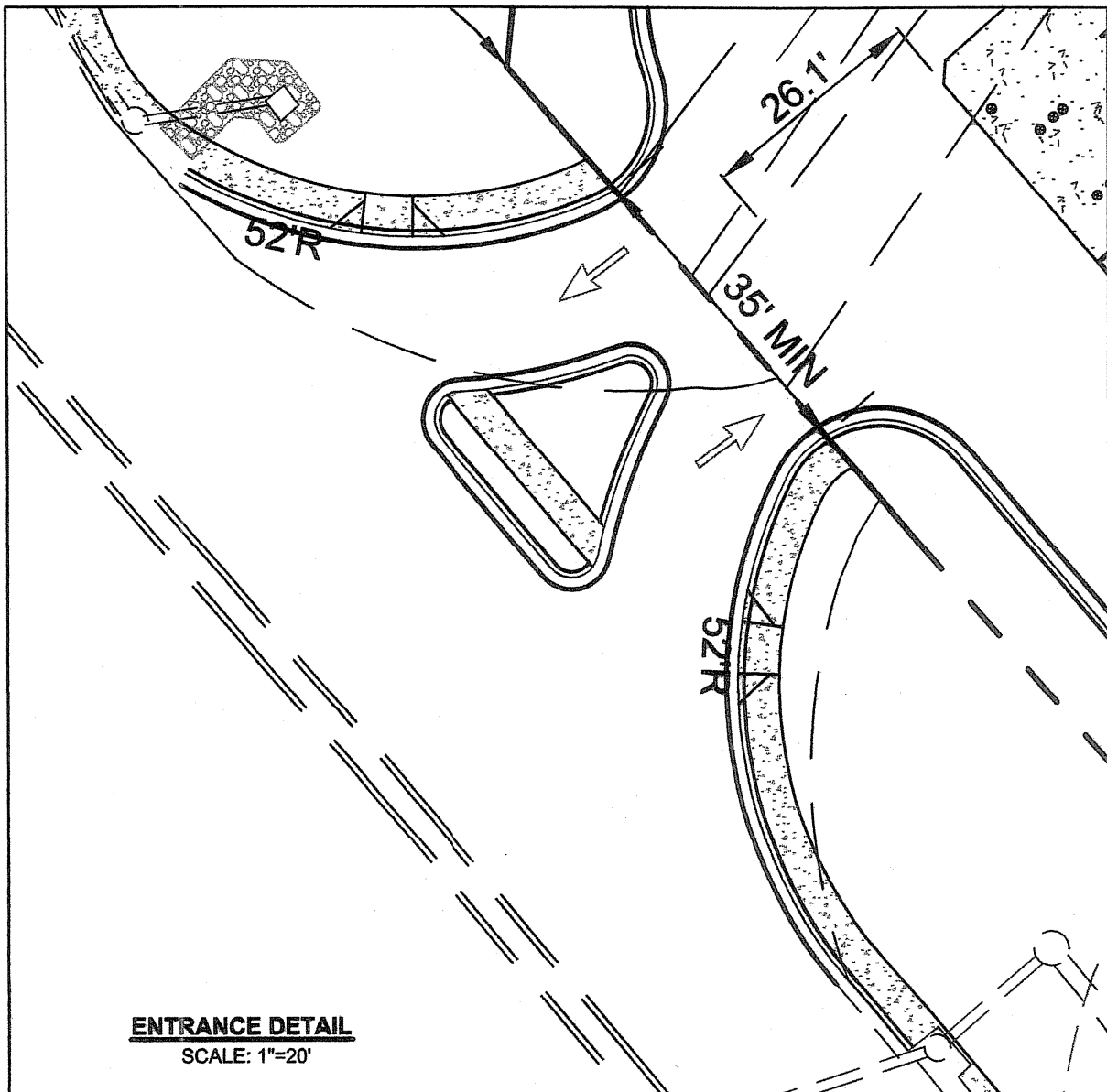
SCALE: 1" = 40'



WOODEN BOARD ON BOARD FENCE NOT TO SCALE

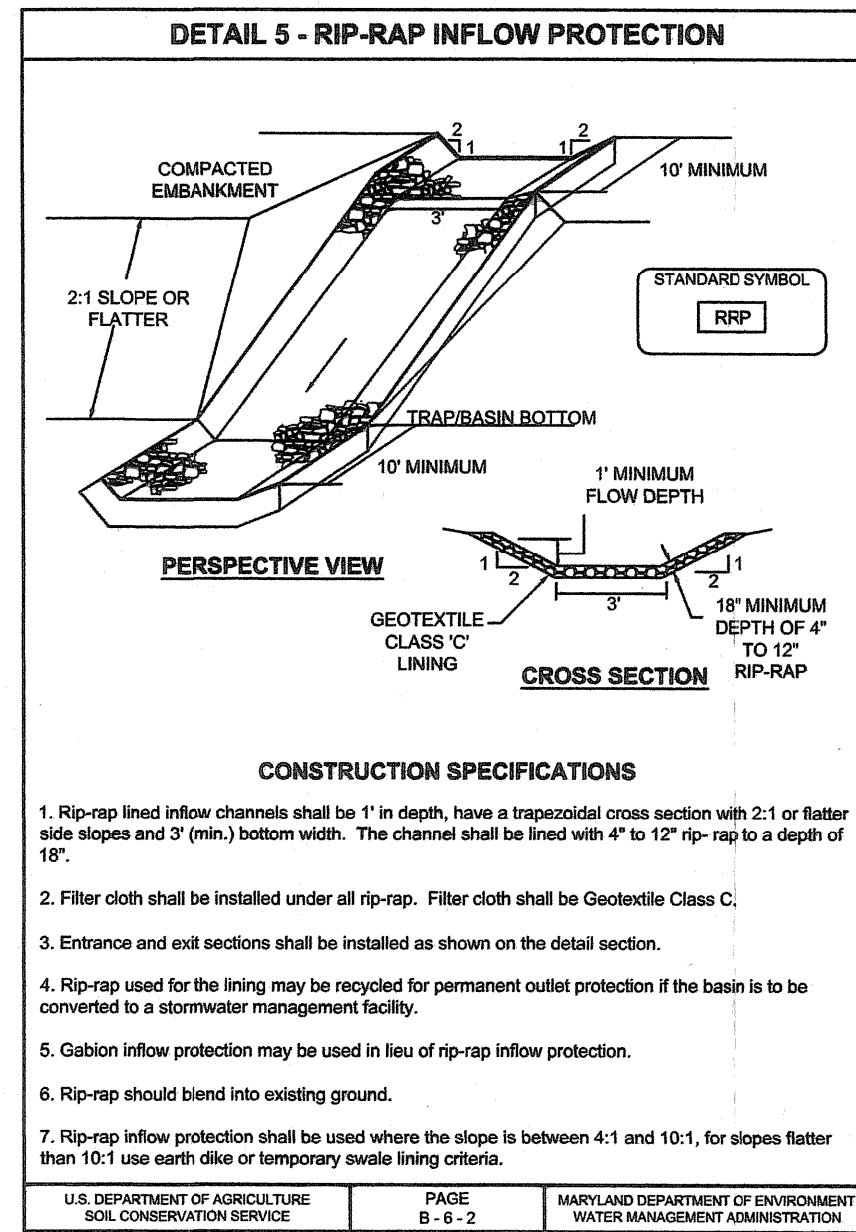
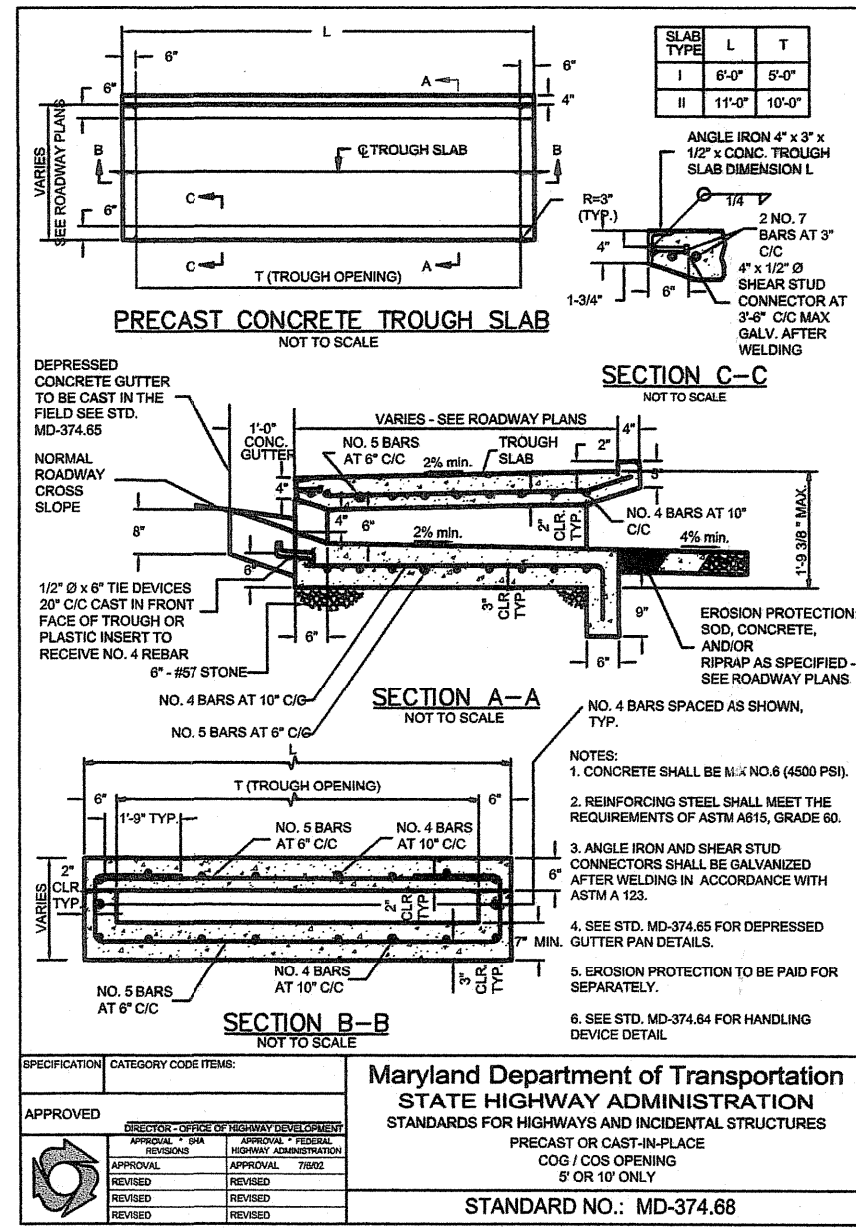
PLANTING SCHEDULE

QTY.	KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	ROOT	Unit Cost	Subtotal
4	Ar	2-2 1/2" Cal.	Acer rubrum 'October Glory'	October Glory Red Maple	30'-40' o.c.	B&B	\$ 200.00	\$ 800.00
6	Es	2-2 1/2" Ht.	Euonymus alata 'compacta'	Compact Burning Bush	5' o.c.	Cont.	\$ 30.00	\$ 180.00
38	Jc	2-2 1/2" Ht.	Juniperus chinensis 'sargentii'	Sargent Juniper	5' o.c.	Cont.	\$ 30.00	\$1,080.00
5	Li	6' Ht.	Lagerströmia indica	Crape Myrtle	25'-35' o.c.	B&B	\$ 100.00	\$ 500.00
8	Pi	6' Ht.	Pinus strobus	White Pine	15' o.c.	B&B	\$ 100.00	\$ 800.00
2	Zs	2-2 1/2" Cal.	Zeikova serrata 'Village Green'	Village Green Zelkova	as shown	B&B	\$ 200.00	\$ 400.00
Total for Bonding only:								\$3,760.00



ENTRANCE DETAIL SCALE: 1"=20'

ING	DESCRIPTION	PROPOSED
	BUILDING	PROPOSED BUILDING PP = 105.00 103.00
	CONTOUR	185 1100
	INDEX CONTOUR	
	EASEMENT	
	ELECTRIC FENCE	E
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	
	ROAD	
	EDGE OF GRAVEL	
	MACADAM	
	GRAVEL DRIVEWAY	
	STORM DRAIN	
	INLET	
	SOILS	
	SIDEWALK	
	WOODLINE	
	TREE	
	RETAINING WALL	
	WATER LINE	
	LIMIT OF DISTURBANCE	
	PROPOSED PARKING	
	REINFORCED SILT FENCE	
	PROPOSED DEMOLITION	
	TBR	

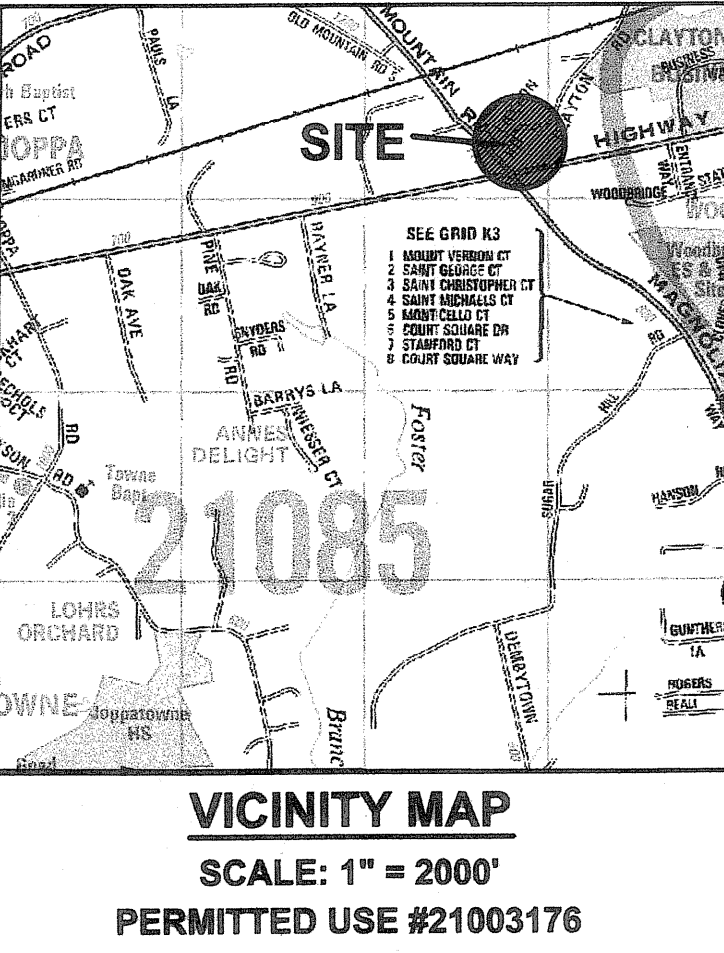


OWNER:
FOUR D'S ASSOCIATES, LLP
7477 NEW RIDGE ROAD
HANOVER, MD 21076
DEVELOPER:
HIGHS OF BALTIMORE
7477 NEW RIDGE ROAD
HANOVER, MD 21076
ATT: BRIANA DARNELL
410-859-3636

PLAN TYPE: S
PLAN NO.: 08-052
SERIES NO.: 3
DATE: 11/4/09
DAD/DUE: 12/2/09

D.A.C. PLAN SUBMITTAL 11/04/2009

SITE PLAN
HIGH'S OF JOPPA
1108 S. MOUNTAIN ROAD
SERIES I SITE PLAN
COMMERCIAL SERVICE APPLICATION NUMBER: 8104
TAX MAP: 65 GRID: 2C PARCEL: 198 ZONED B-3
FIRST ASSESSMENT DISTRICT HARFORD COUNTY, JOPPA MARYLAND 21085
DATE: MARCH, 2008 SCALE: AS SHOWN SHEET 1 OF 1



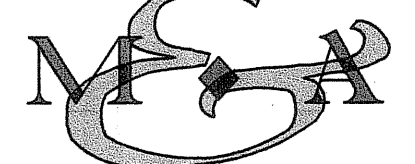
GENERAL NOTES

- ALL ONSITE ROADS AND STORM DRAIN ARE TO BE PRIVATE AND PRIVATELY MAINTAINED.
- FINAL LOCATIONS FOR INLETS, FIRE HYDRANTS, UTILITY LINES, ETC. SHALL BE DETERMINED DURING CONSTRUCTION PROCESS.
- FINAL LANDSCAPE DESIGN SHALL BE DETERMINED PRIOR TO BUILDING PERMIT APPLICATION.
- A COMMERCIAL APPLICATION FOR WATER AND SEWER CONNECTIONS IS REQUIRED.
- FINAL LOCATION AND SIZE OF PROPOSED SIGNS SHALL BE DETERMINED PRIOR TO BUILDING PERMIT APPLICATION.
- EXISTING UTILITIES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR, BUT THE COMPLETENESS AND/OR ACCURACY OF THESE UTILITIES IS NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF THE EXISTING UTILITIES AT HIS OWN EXPENSE AND IS RESPONSIBLE FOR ANY AND ALL DAMAGE THAT MAY OCCUR DURING CONSTRUCTION.
- THERE ARE NO STEEP SLOPES ON THIS SITE AND THE SITE.
- STORMWATER MANAGEMENT AND WATER QUALITY ARE PROVIDED BY AN ON-SITE FACILITY. THIS FACILITY SHALL BE CONSTRUCTED ACCORDING TO MDE REGULATIONS IN EFFECT AT TIME OF GRADING AND BUILDING PERMIT.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY 72 HOURS PRIOR TO START OF CONSTRUCTION 1-800-257-7777

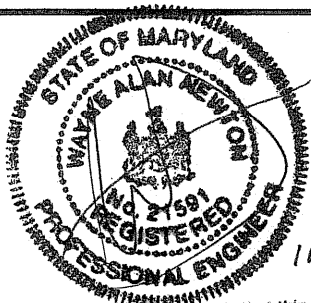
SITE DATA

- OWNER: FOUR D'S ASSOCIATES, LLP
7477 NEW RIDGE ROAD
HANOVER, MD 21076
- DEVELOPER: HIGHS OF BALTIMORE
7477 NEW RIDGE ROAD
HANOVER, MD, 21076
BRIAN DARNELL 410-859-3636
- TAX MAP 65, BLOCK 2C, PARCEL 198
- THIRD ELECTION DISTRICT
- DEED REFERENCE: L2636, F. 11
- PROPERTY ADDRESS: 1105 S. MOUNTAIN ROAD
JOPPA, MD. 21085
- LOT ACREAGE: 52,270 SQ. FT. / 1.20 AC
- PARKING CALCULATIONS:
GROSS BUILDING AREA: 3500 SQ. FT. HIGH'S CONVENIENCE STORE
NET AREA FOR PARKING CALCULATION: 3500 SQ. FT.
ONE SPACE PER 150 SQ. FT.
23.3 SPACES REQUIRED / 24 SPACES PROVIDED.
- AREA WITHIN CRITICAL AREA: -0- SQ. FT.
- AREA WITHIN 100 YR FLOOD PLAIN: -0- SQ. FT.
- SITE ZONING B-3 (GENERAL BUSINESS DISTRICT)
- SETBACKS
MINIMUM FRONT YARD 30 FT
MINIMUM REAR YARD 40 FT
MINIMUM SIDE YARD 20 FT
MAXIMUM BUILDING HEIGHT 35 FT
MINIMUM FROM RESIDENTIAL LOT 25 FT
- EXISTING FOREST COVER TO BE REMOVED -0- SQ. FT.
- EXISTING IMPERVIOUS AREA: 28,573 SQ. FT. / 0.66 AC TO BE REMOVED
- PROPOSED IMPERVIOUS AREA: 32,532 SQ. FT. / 0.75 AC (62.24 %)
- BUILDING COVERAGE: 3500 SQ. FT. / 0.08 AC (6.7 %)
- EMPLOYEES PER SHIFT: 2
- PREDOMINANT SOIL TYPES ON THIS SITE ARE:
LVD: LOAMY & CLAYEY 0-5% SLOPES
JDB: JOPPA GRAVELLY 0-2% SLOPES

MESSICK & ASSOCIATES
CONSULTING ENGINEERS
AND SURVEYORS



2120 RENARD COURT
ANNAPOLIS, MARYLAND 21401
(410) 268-3212 * FAX (410) 268-3502
email: info@messickandassociates.com



Professional Certification, I hereby certify that this document was prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21591 Expiration Date: 5/14/2011